



**APPROVED MINUTES
PLANNING COMMISSION
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, February 23, 2015
6:30 PM**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:30 pm. Members present were Robert Power, Chris Kueny, John Raley and Larry Mitchell. Maryellyen Cannizzarro was absent excused. Butch Broehm was absent excused. Staff present was Shaun Greenwood and Monique Ocean.

II. APPROVAL OF MINUTES- January 26, 2015

A motion was made by Mr. Kueny to approve the minutes with the following changes:

- Co-Chair should be listed as Vice-Chair,
- Include wording that Mr. Power recused himself from the public hearing and the vote, and
- Correct spelling for the US Army Corps of Engineers.

Mr. Raley seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Mr. Fuson asked if the public and media were duly notified of the public hearing. Ms. Ocean affirmed that everyone was notified.

IV. PUBLIC HEARING – Text Amendment [A request by the Zoning Administrator to amend the *City of Cayce Zoning Ordinance Section 7* to include the addition of regulations for “Group Developments”].

a. Opening Statement

Shaun Greenwood addressed the Commission to discuss the proposed text amendment. Mr. Greenwood explained that the Land Development Regulations give a definition of group developments but the City Ordinance is not written to facilitate subdividing a group development with interior property lines. Mr. Greenwood described that the issue has come up where owners requested to subdivide existing multi-use structures and “condominium-out” each unit. Mr. Greenwood pointed out that the requests have been denied because the City does not allow zero lot line development in most zoning districts. Mr. Greenwood specified the object of the text amendment is to allow a group development to be subdivided internally as the owner sees fit but under conditions required by the Ordinance. Mr. Greenwood explained the conditions of the text amendment

would call for a plan to dictate shared responsibility for storm water requirements, signage, landscaping maintenance, and parking. Mr. Greenwood reviewed the draft ordinance included in the packets and provided a visual example to demonstrate a group development with internal property lines. Mr. Greenwood responded to inquiries from the Planning Commission by stating the ordinance may apply to: existing structures, structures with more than one street frontage and multiple buildings on the same lot. Mr. Greenwood pointed out that any request must meet all requirements and is subject to approval by the Administrative Official.

b. Testimony

No one was present to speak.

c. Adjourn Hearing

With no further discussion, the hearing was adjourned.

V. MOTION- Text Amendment [A request by the Zoning Administrator to amend the *City of Cayce Zoning Ordinance Section 7* to include the addition of regulations for "Group Developments"]

Mr. Kueny made a motion to recommend the text amendment to Council for approval. Mr. Raley seconded the motion. All were in favor. The vote passed unanimously.

VI. OTHER BUSINESS-Continued Discussion of the 5 year update of the City of Cayce Comprehensive Plan

Ms. Ocean gave updates on the Comprehensive Plan. Ms. Ocean indicated that the Community Facilities Element, Transportation Element, and Economic Element were included in the update. Ms. Ocean explained that information was revised with updated data to express how the elements may have changed over the years. The Planning Commission discussed the following issues pertaining to the Comprehensive Plan:

- The past drought has possibly affected the capacity of the waste water treatment plant.
- The City's current CRS rating for Public Safety has improved.
- The proposed recreational area in the Riverland Park subdivision is not listed because construction has not started.
- Research Lexington Medical Park Otarre Pointe to determine if it should be listed as a medical facility.
- Improved bus service could be obtained if the City was willing to pay.
- Research ideas to prohibit cars parked on sidewalks.

VII. ADJOURNMENT

A motion was made by Mr. Kueny to adjourn. Mr. Raley seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**